

- Change out of air conditioning equipment provided it is of the same electrical, cooling/ heating capacity.
- Repair or replace the following low voltage (under 77 volts) devices:
  - \* Telephone
  - \* Television
  - \* Data Cable
  - \* Central Vacuum
  - \* Burglar Alarm
  - \* Intercom System

- Repair or replace electric wiring to pumps not exceeding 2 h.p.
- Repair or replace time clocks.

• **Plumbing**

- Repair work performed by licensed plumbing contractors that does not exceed \$500.00 in value of materials and labor.
- Repair or replace gas appliances other than water heater by licensed plumbing contractors.
- Repair or replace solar panels by licensed plumbing contractors.
- Change out of an above ground LP tank.
- Repair irrigation system.
- Repair domestic water service/lines.
- Unclog sewer stoppage.
- Repair sewer line excluding repair or replacement of interceptors/separators by licensed plumbing contractors.
- Repair/replace faucets/valves.
- Repair/replace water closet/bidet/urinal fixtures only.
- Repair/replace sink/lavatory/drinking fountain fixtures only.
- Repair/replace residential pool equipment other than a pool heater.
- Repair/replace shut off valve on a domestic water line.
- Capping of waste line leading to septic tank.
- Repair/replace residential disposal.
- Repair/replace residential dishwasher.
- Repair/replace electric water heater up to 50-gallon capacity by licensed plumbing contractors.
- Abandoned septic tank.

• **Mechanical**

- Repair work performed by licensed mechanical contractors that does not exceed \$500.00 in cost for parts and labor.
- Repair of air conditioning duct.
- Repair or replace coil, compressor or refrigerant piping by licensed mechanical contractor.
- Repair or replace non-combustion heating by licensed mechanical contractors.
- Repair ventilation fans.
- Exact change out of condensing unit by licensed air conditioning contractor in an R3 occupancy.

• **Building**

- Repair work performed by licensed building contractors that is not structural in nature and does not change the occupancy, does not affect life safety and the value of which does not exceed \$1,000.00 in labor and materials.
- The application, construction or repair of any roof covering not exceeding \$1,000.00 in value of materials and labor or work not exceeding two roofing squares in extent.



Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability.  
“It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act.”

# PERMIT EXEMPTIONS

FOR THE UNINCORPORATED AREAS OF MIAMI-DADE COUNTY



*A public information service of*

## Miami-Dade Building Department

Permitting & Inspection Center

11805 S.W. 26th Street (Coral Way)

Miami, Florida 33175-2474

786-315-2000 (Main)

786-315-2100 (Permit Records Section)

Monday - Friday

7:30 a.m. - 4:30 p.m.

[www.miamidade.gov/bldg/](http://www.miamidade.gov/bldg/)

Please note the exemptions listed in this document are for building code requirements only. Other regulating agencies may require a permit.

## Buildings and Structures

Florida Statute 553.73(8) exempts the following buildings and structures from compliance with the Florida Building Code:

- Buildings and structures specifically regulated and preempted by the Federal Government.
- Railroads and ancillary facilities associated with the railroad.
- Nonresidential farm buildings on farms (requires Zoning Improvement Permit).
- Temporary buildings or sheds used exclusively for construction purposes (requires Zoning Improvement Permit).
- Mobile homes used as temporary offices, except that the provisions of Part V relating to accessibility by persons with disabilities shall apply to such mobile homes.
- Electric utilities’ structures or facilities, as defined in S. 366.02, which are directly involved in the generation, transmission or distribution of electricity.
- Temporary sets, assemblies or structures used in commercial motion picture or television productions, or any sound-recording equipment used in such productions, on or off the premises.
- Chickees constructed by the Miccosukee Tribe of Indians or the Seminole Tribe of Florida. The term “chickee” means an open-sided wooden hut that has a thatched roof or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features (requires Zoning Improvement Permit).

- Miami-Dade County School Board facilities and State universities on State owned properties.
- The Florida Building Code as it pertains to toll collection facilities under the jurisdiction of the turnpike enterprise of the Department of Transportation shall be enforced exclusively by the turnpike enterprise (House Bill 261).
- Buildings and structures on private property preempted by State statute.
- Antennas less than 35’ in height.

## Items Not Regulated by the Florida Building Code

The following construction improvements are not regulated by the Florida Building Code. Therefore, a building permit is not required. However, other regulating agencies may require a permit.

- Surfacing of floors or slabs with carpet, tile, brick, wood or Chattahoochee.
- Kitchen cabinets, vanities or paneling installation inside residential units. Any associated plumbing and electrical work may require a building permit.
- Playground equipment (swings, slides, monkey bars, basketball hoops, doghouses and pump covers) for residential use. All equipment and structures must meet zoning setbacks.
- Decorative reflective pools and/or fishponds less than 24 inches deep or less than 250 sq. ft. in area less than 2,250 gallons in volume.
- Excavation of swales and drainage holding areas above the water table and in compliance with the Department of Environmental Resources Management (DERM) regulations.
- Ironwork for decorative purposes only (security bars and doors and railings require a permit).

- Interior or exterior painting and roof painting (water tight coatings require a permit).
- Paving and drainage (requires Zoning Improvement Permit).
- Painting wall sign (requires Zoning Improvement Permit).
- Balloon Sign (requires Zoning Improvement Permit).
- Resurfacing, re-striping, seal coating of parking lot (requires Zoning Improvement Permit).

## Mechanical Exemptions for Residential and Commercial Properties

The Florida Building Code, Section 104.1, establishes the following permit exemptions for mechanical work:

- Any portable heating appliance.
- Any portable ventilation equipment.
- Any portable cooling unit.
- Any steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- Replacement of any part which does not alter its approval or make it unsafe.
- Any portable evaporative cooler.
- Any self-contained refrigeration system containing 10 lbs. (4.54 kg.) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
- The installation, replacement, removal or metering of any load management control device.

## Exemptions for Work to Single-family Residences, Duplexes, Townhouses and Condominiums

The following permit exemptions for single-family residences, duplexes, townhouses and condominiums have been established for Unincorporated Miami-Dade County based on Section 101.4.2.5 of the Florida Building Code.

Permit exemption for owner-builders and non-owners performing work on single-family properties. Non-owners performing work cannot exceed an aggregate cost of \$5,000.00 in any 12 month period.

- **Mechanical**
  - Replacement of window air conditioning unit.
  - Installation of ductless ventilation and range hoods.
- **Building**
  - Installation or repair of satellite dishes attached to primary structure not exceeding 24 inches in diameter.
  - Installation or repair of canvas or cloth covered awnings.
  - Installation or repair of rain gutters.
  - Enclosure of existing covered patios/ balconies/ porches with screening.
  - Installation of chain-link fences other than those intended to satisfy swimming pool barrier requirements (requires Zoning Improvement Permit).
  - Concrete slabs outside of the building (other than screened patios and pool slabs) for items such as, but not limited to open patios, walkways, garbage containers, air conditioning units, other equipment pads, etc.

## Exemptions for Minor Repairs on Residential and Commercial Properties

The following permit exemptions for minor repairs have been established for Unincorporated Miami-Dade County based on Section 104.1.4 of the Florida Building Code:

- **Electrical**
  - Repair work performed by licensed electrical contractors that does not exceed \$500.00 in value of materials and labor.
  - Repair or replace electrical wall switches and wall outlet devices less than 20 amps and 120 volts.
  - Repair or replace electric water heaters less than 4000 watts.